

PETITION FOR ZONING VARIANCE 84-20-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1.022.1.G.1. to permit a SHM of sidewalk setbacks of 19.9 ft. instead of the req. red 25 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

The lot is non-conforming and is only 50' wide. The residents badly need more living space, and the only practical and economical way to obtain more usable space is to extend the building out toward the South property line. It is almost impossible to extend this building toward the rear, or upwards; which leaves the only possibility toward the south.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) J. W. Treuth & Sons, Inc.
Signature: [Signature]
Address: Vernon Treuth, V.P.
(Type or Print Name)
City and State: [Signature]
Atorney for Petitioner: 328 Oella Avenue 465-4650
(Type or Print Name) Address Phone No.
Signature: Cella, Maryland 21228
City and State
Address: Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State: Joan Coffell
Name: 331 Oella Ave. 21228 465-4937
Atorney's Telephone No.: Address Phone No.

ORDERED By the Zoning Commissioner of Baltimore County, this 17th day of May, 1983, that the subject matter of the petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 19th day of July, 1983, at 9:30 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE
NE/S of Oella Ave., 1,250'
NW of the Centerline of Old
Frederick Rd., 1st District
OF BALTIMORE COUNTY

J. W. TREUTH & SONS, INC., Case No. 84-20-A
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioners

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 28th day of June, 1983, a copy of the foregoing

Order was mailed to Vernon Treuth, Vice-President, J. W. Treuth & Sons, Inc., 328

Oella Avenue, Oella, MD 21228, Petitioner; and Joan Coffell, 331 Oella Avenue, Oella, MD 21228, who requested notification.

[Signature]
John W. Hession, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

J. W. Treuth & Sons, Inc.
Vernon Treuth, Vice President
328 Oella Avenue
Oella, Md. 21228

Joan Coffell
331 Oella Avenue
Baltimore, Md. 21228

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 17th day of May, 1983

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner J. W. Treuth & Sons, Inc.
Petitioner's Attorney

Reviewed by: [Signature]
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 12, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

J. W. Treuth & Sons, Inc.
Vernon Treuth, Vice-President
328 Oella Avenue
Oella, Maryland 21228

RE: Item No. 235 - Case No. 84-20-A
Petitioner - J. W. Treuth & Sons, Inc.
Variance Petition

Dear Mr. Treuth:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Joan Coffell
331 Oella Avenue
Baltimore, Md. 21228



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 16, 1983

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #235 (1982-1983)
Property Owner: J. W. Treuth & Sons, Inc.
N/S Oella Ave. 1,250' N/W of centerline of
Old Frederick Road
Acres: 50 x 150 District: 1st

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Oella Avenue, an existing public road, is proposed to be further improved in the future as a 40-foot closed section roadway on a 66-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #235 (1982-1983)
Property Owner: J. W. Treuth & Sons, Inc.
Page 2
June 16, 1983

Water and Sanitary Sewer:

A 12-inch public water main exists in Oella Avenue. The construction of public sanitary sewerage in this Oella vicinity is approximately 95% complete.

Very truly yours,

[Signature]
ROBERT A. MERRON, P.E., Chief
Bureau of Public Services

RAM:EM:EMR:SS

H-MW Key Sheet
10 SW 21 Pos. Sheet
SW 3 H Topo
100 Tax Map

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 235, Zoning Advisory Committee Meeting of May 17, 1983

Property Owner: J. W. Treuth & Sons, Inc.

Location: NE/S Oella Avenue District 1st

Water Supply: public Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any chabroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested, will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~be~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of July, 1983, that the herein Petition for Variance(s) to permit a sum of side yard setbacks of 19.9 feet in lieu of the required 25 feet for the expressed purpose of constructing an addition, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Health Department, dated June 13, 1983.
2. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jung
Deputy Zoning Commissioner
Baltimore County

Zoning Item # 235
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
 - { } The results are valid until
 - { } Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the availability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - { } shall be valid until
 - { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- (X) Others The existing site is currently served by public water and a private septic system, which is failing at this time. The proposed addition will not interfere with the septic system. Public sewer is currently under construction. Connection to this system + backfilling of existing system will be mandatory when public sewer is available.

Jan J. Forrest
Jan J. Forrest/Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

TED ZALESKI, JR.
DIRECTOR
Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

June 6, 1983

Dear Mr. Hammond:
Comments on Item # 235 Zoning Advisory Committee Meeting May 17, 1983 are as follows:

Property Owners: J. W. Treuth & Sons, Inc.
Location: NE/S Cella Ave. 1250' N/W of centerline of Old Frederick Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a sum of sideyard setbacks of 19.9' in lieu of the required 25'.

Area: 50 x 150
District: 1st

The items checked below are applicable:

- (A) All structure shall conform to the Baltimore County Building Code 1982/ Council Bill 1-82 and other applicable Codes.
- (B) A building and other miscellaneous permits shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6' of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 101, line 2, Section 1407 and Table 1402.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer, certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- I. Comments:

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Zoning Service) at 111 West Chesapeake Ave., 21204.

Charles E. Burnham
Charles E. Burnham, Chief
Plan Review

CEB:rtj
PCBM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 12, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: May 17, 1983

RE: Item No: 234, 235, 236
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

PETITION FOR VARIANCE

1st Election District

ZONING: Petition for Variance
LOCATION: Northeast side of Cella Avenue, 1,250 ft. Northwest of the centerline of Old Frederick Road
DATE & TIME: Tuesday, July 19, 1983 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a sum of side yard setbacks of 19.9 ft. instead of the required 25 ft.

The Zoning Regulation to be excepted as follows:
Section 1B02.3.C.1 - sum of side yard setbacks in D.R. 3.5 zone

All that parcel of land in the First District of Baltimore County

Being the property of J. W. Treuth & Sons, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, July 19, 1983 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Zoning Description

Beginning on the NE side of Cella Avenue
1250' NW of the center line of Old Frederick Road
thence the following courses and distances:
1. N 24° W 50'
2. N 66° E 150'
3. S 24° E 50'
4. S 66° W 150'

to the place of beginning. 1st Election District.

331 Cella Avenue
Cella, Maryland 21228

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 20, 1983

Mr. Vernon Treuth
J. W. Treuth & Sons, Inc.
328 Cella Avenue
Baltimore, Maryland 21228

RE: Petition for Variance
NE/S of Cella Ave., 1,250' NW of the center line of Old Frederick Rd.
1st Election District
J.W. Treuth & Sons, Inc. - Petitioner
NO. 84-20-A (Item No. 235)

Dear Mr. Treuth:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jan M. H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

Ms. Joan Coriell
331 Cella Avenue
Baltimore, Maryland 21228

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Geiber, Director
FROM: Office of Planning and Zoning
Zoning Petition No. 84-20-A
SUBJECT: J.W. Treuth & Sons, Inc.

Date: July 1, 1983

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Geiber
Norman E. Geiber, Director
Office of Planning and Zoning

NEG:JCH:lc

cc: Arlene January
Shirley Hess



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

August 2, 1983

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 234, 235, and 236 ZAC- Meeting of May 17, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 234, 235, and 236.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc. II

MSF/ccm



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

September 14, 1983

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: J.W. Treuth and Sons, Inc.

Location: NE/S Oella Avenue 1250' N/W of centerline of Old Frederick Road

Item No.: 235 Zoning Agenda: Meeting of May 17, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at XXXXXX

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Hegardt*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mjcm

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 30, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on XXXXXX of one time XXXXXX before the 19th day of July, 1983, the first publication appearing on the 30th day of June 1983.

THE JEFFERSONIAN
L. Leank Smith
Manager

Cost of Advertisement, \$ 19.25

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

84-20-A

District 1st Date of Posting July 2, 1983

Posted for: Variance

Petitioner: J.W. Treuth & Sons, Inc.

Location of property: NE/S Oella Ave. 1,250' SW of c/l of Old Frederick Road

Location of Sign: N.E./S. of Oella Avenue approx 1,250' S.W. of the centerline of Old Frederick Road

Remarks:

Posted by: *L. J. Smith* Date of return: July 8, 1983

Number of Signs: 1

7-19-83

Mr. William S. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 84-20-A
Building Permit Application No.
Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the permit application prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland, and you from any liability or responsibility for any consequences which might arise during the appeal period.

Very truly yours,

John M. Capell

WJH:bao

OK 9/1/83



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 13, 1983

J. W. Treuth & Sons, Inc.
c/o Vernon Treuth, Vice President
328 Oella Avenue
Oella, Maryland 21228

Re: Petition for Variance
NE/S Oella Ave., 1,250' NW of c/l
of Old Frederick Rd.
J. W. Treuth & Sons, Inc. - Petitioner
Case No. 84-20-A

Dear Sir:

This is to advise you that \$43.15 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 119419
DATE: 7/19/83 ACCOUNT: R-01-615-000
AMOUNT: \$43.15
RECEIVED: *John M. Capell*
FROM: Advertising & Posting Case #84-20-A
FOR: J. W. Treuth & Sons, Inc.
6 014*****431510 8182A
VALIDATION OR SIGNATURE OF CASHIER

J. W. Treuth & Sons, Inc.
c/o Vernon Treuth, Vice President
328 Oella Avenue
Oella, Maryland 21228

NOTICE OF HEARING

Re: Petition for Variance
NE/S Oella Ave., 1,250' SW of c/l of
Old Frederick Rd.
J. W. Treuth & Sons, Inc. - Petitioner
Case No. 84-20-A

TIME: 9:30 A.M.

DATE: Tuesday, July 19, 1983

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 117365

DATE: 5/4/83 ACCOUNT: 01-615-000

AMOUNT: 35.00

RECEIVED: *Forley V. Capell*

FOR: *Adm. Fee for Item 235*

6 066*****350010 8052A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE
J.W. Treuth & Sons, Inc.
328 Oella Avenue
Oella, Maryland 21228
Petition for Variance to permit a
change in the use of the property
from Residential Single-Family to
Residential Medium-Density (R-3.5)
The property is located in the
District 1st Zoning Map, Baltimore
County, Maryland, and is shown as
being zoned R-3.5. The property is
located on the NE/S corner of the
intersection of Oella Avenue and
Old Frederick Road. The property
is bounded by Oella Avenue to the
north, Old Frederick Road to the
east, and an unnamed road to the
south and west. The property is
approximately 1.25 acres in size.
The proposed variance is for the
purpose of allowing the property to
be used for residential medium-
density purposes. The variance is
being requested because the property
is currently zoned R-3.5, which
allows for single-family residential
use only. The proposed variance
would allow for medium-density
residential use, which is more
appropriate for the property's
location and size. The variance is
being requested for a period of
five years, after which time the
property will be required to comply
with the R-3.5 zoning map. The
variance is being requested for the
purpose of allowing the property to
be used for residential medium-
density purposes. The variance is
being requested because the property
is currently zoned R-3.5, which
allows for single-family residential
use only. The proposed variance
would allow for medium-density
residential use, which is more
appropriate for the property's
location and size. The variance is
being requested for a period of
five years, after which time the
property will be required to comply
with the R-3.5 zoning map.

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE
45422

was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 2 day of July, 1983, that is to say,
the same was inserted in the issues of

June 30, 1983

PATUXENT PUBLISHING CORP.
By *[Signature]*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF

